3519 01/06 148.72- CHECK

FORM NO. WD-1

BOOK 5697 PAGE 540

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$54,714.00 William A. Waggoner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 81

Irene M. Hays
Notary Public

MY COMMISSION EXPIRES: 7/19/810

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. and Elaine C. Waggoner (NAME)	Realty Mortgage, Inc. (NAME)	150-1
2840 Desplane Drive (STREET ADDRESS OR ROUTE NUMBER)	Suite 200 6755 Peachtree Industrial Blvd (STREET ADDRESS)	Par. 257
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30360 (CITY) (STATE) (ZIP)	2D-62170

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas E. Douglass and wife, Jeanne G. Douglass

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Waggoner and wife, Elaine C. Waggoner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot 738 on the Plan of Edge-O-Lake Estates, Section 17, of record in Book 4460, page 44, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas E. Douglass, a single person by deed from Preston Mitchell and wife, Linda G. Mitchell of record in Book 5376, page 491, Register's Office for Davidson County, Tennessee.

Jeanne G. Douglass joins in this instrument to convey whatever marital rights she may have.

For and inconsideration of Ten Dollard ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated 9/16/77, and filed for record 9/23/77 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5201, page 114, and note of even date thereby secured in the original principal amount of $41,850.00 payable to Realty Mortgage, Inc., which debt the grantee herein assumes and agrees to pay as part paymentof the purchase price. The Grantee further hereby assumes the obligations of Preston Mitchell et ux under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account to be transferred to Grantee.
This conveyance subject to Pestrictive Covenants of record in Book 4549, page 802 and such easements and setback lines of record in Book 4460, page 44.

unimproved ( )
This is improved (XX) property, known as 2840 Desplane Drive Nashville, Tn. 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 5th day of January, 19 81

Thomas E. Douglass
Thomas E. Douglass

Jeanne G. Douglass
Jeanne G. Douglass

BOOK 5697 PAGE 541

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Douglass and Jeanne G. Douglass

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nasyville, Tennessee, this 5th day of January 19 81

Commission expires 7/19/81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Thomas E. Douglass and wife,
Jeanne G. Douglass

TO
William A. Waggoner and wife,
Elaine C. Waggoner

324337

IDENTIF. REFERENCE

JAN 6 10 23 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5697 PAGE 542

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54714.00- CO	
			142.22 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	148.72-
3519A01/06/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2.4.3.3.7

IDENTIF. REFERENCE

JAN 6 10 23 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 800668